

083.0

0007

0023.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

632,900 / 632,900

USE VALUE:

632,900 / 632,900

ASSESSED:

632,900 / 632,900

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
36		NEWLAND RD, ARLINGTON

**OWNERSHIP**

Owner 1:	36 NEWLAND ROAD LLC	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 25 BROOKFIELD RD

Street 2:

Twn/City: WALTHAM

St/Prov: MA Cntry: Own Occ: N

Postal: 02452 Type:

**PREVIOUS OWNER**

Owner 1: BUCCIERO GARY P -

Owner 2: -

Street 1: 25 BROOKFIELD RD

Twn/City: WALTHAM

St/Prov: MA Cntry:

Postal: 02452

**NARRATIVE DESCRIPTION**

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1502 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	6									388,499						388,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							4500.000		239,400		5,000		388,500		632,900							
Total Card							0.103		239,400		5,000		388,500		632,900		Entered Lot Size					
Total Parcel							0.103		239,400		5,000		388,500		632,900		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		421.26		/Parcel:		421.2		Land Unit Type:					

**PREVIOUS ASSESSMENT**

Parcel ID									
083.0-0007-0023.0									
<b>PRINT</b>									
Date	Time								
12/10/20	21:31:46								
<b>LAST REV</b>									
Date	Time								
08/30/18	17:47:58								
apro									
6814									
<b>PAT ACCT.</b>									
Grantor									
BUCCIERO GARY P									
69377-187									
Date									
6/2/2017									
Sale Code									
Convenience									
V									
1									
Tst									
No									
Verif									
N									
Notes									

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/27/2004	257	Re-Roof	4,550					

Date	Result	By	Name
8/10/2018	MEAS&NOTICE	BS	Barbara S
11/25/2008	Meas/Inspect	336	PATRIOT
3/2/2005	Permit Visit	BR	B Rossignol
1/12/2000	Meas/Inspect	163	PATRIOT
8/3/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																								
Type: 6 - Colonial				Full Bath: 1	Rating: Average			A Bath:	Rating:																											
Sty Ht: 2 - 2 Story				3/4 Bath:	Rating:																															
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:																															
Foundation: 2 - Conc. Block				1/2 Bath: 1	Rating: Average																															
Frame: 1 - Wood				A HBth:	Rating:																															
Prime Wall: 4 - Vinyl				OthrFix: 1	Rating: Average																															
Sec Wall:		%																																		
Roof Struct: 1 - Gable																																				
Roof Cover: 1 - Asphalt Shgl																																				
Color: GRAY																																				
View / Desir:																																				
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>																												
Grade: C - Average				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1																										
Year Blt: 1928	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O																											
Alt LUC:		Alt %:		Fpl:	Rating:			Other																												
Jurisdct:		Fact: .		WSFlue:	Rating:			Upper																												
Const Mod:								Lvl 2																												
Lump Sum Adj:								Lvl 1																												
								Lower																												
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				Totals	RMs: 6	BRs: 2	Baths: 1	HB: 1																								
Avg Ht/FL: STD				Location:																																
Prim Int Wall: 2 - Plaster				Total Units:																																
Sec Int Wall:		%		Floor:																																
Partition: T - Typical				% Own:																																
Prim Floors: 4 - Carpet				Name:																																
Sec Floors:		%																																		
Bsmnt Flr: 4 - Carpet																																				
Subfloor:																																				
Bsmnt Gar:																																				
Electric: 3 - Typical																																				
Insulation: 2 - Typical																																				
Int vs Ext: S																																				
Heat Fuel: 2 - Gas																																				
Heat Type: 5 - Steam																																				
# Heat Sys: 1																																				
% Heated: 100		% AC:																																		
Solar HW: NO		Central Vac: NO																																		
% Com Wall		% Sprinkled:																																		
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:																								
<b>SPEC FEATURES/YARD ITEMS</b>																																				
<b>PARCEL ID</b> 083.0-0007-0023.0																																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																			
11	Pool-Vinyl	D	Y	1	15X33	F	FR	1980	16.42	T	39	101			5,000		5,000																			
2	Frame Shed	D	Y	1	8X8	A	AV	2000	0.00	T	15.2	101																								
More: N	Total Yard Items:	5,000		Total Special Features:			Total:	5,000																												
<b>SKETCH</b>																																				
<p>The sketch shows a residential grid with various rooms labeled by their footprint area. The grid includes areas for the First Floor (FFL), Basement (BMT), Second Floor (SFL), and Enclosed Porch (EFP). Room counts are indicated in parentheses next to each room label.</p> <table border="1"> <tr> <td>22</td> <td></td> <td></td> </tr> <tr> <td>12</td> <td>FFL (24)</td> <td>3</td> </tr> <tr> <td></td> <td>6</td> <td>6</td> </tr> <tr> <td></td> <td>EFP (10)</td> <td></td> </tr> <tr> <td>11</td> <td></td> <td></td> </tr> <tr> <td>19</td> <td>EFP (114)</td> <td>3</td> </tr> <tr> <td></td> <td>6</td> <td></td> </tr> </table>																22			12	FFL (24)	3		6	6		EFP (10)		11			19	EFP (114)	3		6	
22																																				
12	FFL (24)	3																																		
	6	6																																		
	EFP (10)																																			
11																																				
19	EFP (114)	3																																		
	6																																			
<b>SUB AREA</b>																																				
<b>SUB AREA DETAIL</b>																																				
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten																										
FFL	First Floor	552	165,390	91,296	BMT	100	RRM	80	C																											
BMT	Basement	528	75,420	39,821																																
SFL	Second Floor	528	165,390	87,327																																
EFP	Enclos Porch	132	46,900	6,191																																
Net Sketched Area: 1,740				Total: 224,635																																
Size Ad	1080	Gross Are	1740	FinArea	1502																															
<b>IMAGE</b>																																				
<b>AssessPro Patriot Properties, Inc</b>																																				
<p>A photograph of a two-story house with light-colored siding. The house features a central entrance with a small porch, a large window on the second floor, and a prominent sunroom addition on the right side. The property is surrounded by trees and shrubs.</p>																																				